

BALTIMORE COUNTY COUNCIL MINUTES
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 18
October 5, 2026 6:00 P.M.

A. The meeting was called to order by Chairman Ertel at 6:13 P.M. The Chairman asked the audience to rise for a moment of silent meditation and the Pledge of Allegiance to the Flag. There were approximately 42 persons in attendance and the following Councilmembers were present:

*PAT YOUNG
IZZY PATOKA
NINO MANGIONE
JULIAN E. JONES
DAVID MARKS
MICHAEL ERTEL
*TODD CRANDELL

FIRST DISTRICT
SECOND DISTRICT
THIRD DISTRICT
FOURTH DISTRICT
FIFTH DISTRICT
SIXTH DISTRICT
SEVENTH DISTRICT

*Attended via virtual WebEx teleconference

B. APPROVAL OF JOURNAL

Upon motion by Councilman Marks, seconded by Councilman Jones, the reading of the Journal Entries for the meeting of September 22, 2026 was waived and accepted unanimously.

C. ENROLLMENT OF BILLS

The Chairman stated that the following Bills were passed by the County Council and signed by the County Executive. He certified and delivered to the Secretary, Bills 72-26, 73-26, 74-26, 75-26, 76-26, 78-26, 79-26, 80-26, 81-26, 82-26 and 83-26

D. INTRODUCTION OF BILLS

Bill 98-26 entitled An Act for the purpose of amending the 2026-2027 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds and made available to the County through the United States Department of Justice.

Bill 99-26 entitled An Act for the purpose of amending the 2026-2027 Current Expense Budget, by appropriating to the Gifts and Grants Special Revenue Fund monies derived from state funds and made available to the County through the Baltimore County Public School Health Services.

Bill 100-26 entitled An Act for the purpose of creating a personal property tax credit for eligible maritime manufacturing property; providing for the amount and length of the tax credit; requiring certain reporting; defining certain terms; and generally relating to personal property tax credits.

Bill 101-26 entitled An Act for the purpose of establishing the scope of a certain enforcement framework in Baltimore County relating to improperly registered motor vehicles; authorizing certain County employees and agents to take possession of certain out-of-state registration plates displayed on parked motor vehicles under certain circumstances; authorizing the County attorney to bring a certain civil action under certain circumstances; and generally relating to the enforcement of motor vehicle registration requirements in Baltimore County.

Bill 102-26 entitled An Act for the purpose of reducing the percentage of gross floor area within a mixed-use development that must be developed for nonresidential use; removing a limitation on the percentage of a mixed-use development that may be certain types of residential uses and setting requirements for the calculation of gross floor area for such residential uses; permitting certain excess open space to be applied to the required amount of nonresidential use in a mixed-use development; and generally relating to the Mixed Use Overlay District.

Bill 103-26 entitled An Act for the purpose of permitting a VFW Post, alone or in combination with an existing tavern, in the R.C. 20 Zone by right and the R.C. 50 Zone by special exception; and generally relating to uses permitted in the R.C. 20 and R.C. 50 Zones.

Bill 104-26 entitled An Act for the purpose of requiring a car wash in the B.R. Zone that is in the Hunt Valley/Timonium Master Plan area to be located only on a property assigned with an Automotive Services (A.S.) Overlay District; providing for the applicability of this Act; and generally relating to uses permitted in the B.R. Zone.

Bill 105-26 entitled An Act for the purpose of permitting a service garage in certain areas of the B.L. Zone under certain circumstances; and generally relating to uses permitted in the B.L. Zone.

Bill 106-26 entitled An Act for the purpose of establishing certain landscaping requirements for energy storage devices located adjacent to or within the Critical Area; and generally relating to landscaping requirements for energy storage devices.

Bill 107-26 entitled An Act for the purpose of voting to approve or disapprove the adoption of a structure to the Final Landmarks List within 90 days after the public hearing; and generally relating to the Baltimore County Final Landmarks List.

Councilman Jones motioned to suspend the rules to allow consideration of Bill 108-26. Councilman Marks seconded the motion and the motion passed by the following roll call vote:

Aye - Young, Patoka, Mangione, Jones, Marks, Ertel, Crandell
Nay – None

Bill 108-26 entitled An Act for the purpose of clarifying the number of units and percentages of affordable units for the Revitalization Property Tax Credit; and generally relating to personal property tax credits.

G. MISCELLANEOUS BUSINESS

1. Appointment – Baltimore County Animal Hearing Board – Hillary Michaud

At the direction of the Chairman, the Secretary read this correspondence from the County Executive appointing Hillary Michaud to the Baltimore County Animal Hearing Board for the remainder of a two-year term expiring June 30, 2028. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this appointment was unanimously confirmed.

2. Reappointment – Baltimore County Animal Hearing Board – Dana Kollmann

At the direction of the Chairman, the Secretary read this correspondence from the County Executive reappointing Dana Kollmann to the Baltimore County Animal Hearing Board for a two-year term expiring June 30, 2028. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this appointment was unanimously confirmed.

E. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 84-26, Commercial House Parties – Prohibition, was called. Brad Kroner testified. Councilman Patoka commented. Councilman Ertel question Mr. Bostwick. Councilman Patoka then moved to amend this Bill with the following amendments:

1. On page 5, strike lines 13 through 19 and substitute the following:

“(3) A GATHERING CONDUCTED BY OR ON BEHALF OF A
NONPROFIT, RELIGIOUS, OR POLITICAL ORGANIZATION FOR THE PRIMARY
PURPOSE OF RAISING FUNDS FOR THAT ORGANIZATION, PROVIDED THAT:
(I) THE ORGANIZATION IS A NONPROFIT, RELIGIOUS, OR
POLITICAL ORGANIZATION THAT QUALIFIES FOR APPLICABLE TAX-
EXEMPT STATUS UNDER FEDERAL LAW;
(II) THE ORGANIZATION HAS AUTHORIZED OR IS
CONDUCTING THE GATHERING AND IS THE ACTUAL BENEFICIARY OF THE
FUNDS RAISED THROUGH THE GATHERING;

(III) THE EXEMPTION PROVIDED BY THIS PARAGRAPH MAY NOT APPLY TO MORE THAN 4 QUALIFYING GATHERINGS CONDUCTED AT THE SAME RESIDENTIAL PROPERTY DURING ANY CALENDAR YEAR;

(IV) A NONPROFIT, RELIGIOUS, OR POLITICAL ORGANIZATION MAY NOT CLAIM THE EXEMPTION PROVIDED BY THIS PARAGRAPH FOR MORE THAN 4 QUALIFYING GATHERINGS DURING ANY CALENDAR YEAR;

(V) IN DETERMINING WHETHER A GATHERING QUALIFIES FOR THE EXEMPTION PROVIDED BY THIS PARAGRAPH, THE COUNTY MAY CONSIDER:

1. THE ORGANIZATION'S STATED PURPOSE;
2. THE IDENTITY AND ROLE OF PERSONS CONDUCTING, ORGANIZING, SPONSORING, OR CONTROLLING THE GATHERING;
3. THE DISPOSITION OF GROSS AND NET PROCEEDS;
4. PAYMENTS MADE TO ORGANIZERS OR RELATED PERSONS OR BUSINESSES;
5. COMPENSATION;
6. RENTAL OR OTHER PAYMENTS;
7. THE RELATIONSHIP BETWEEN THE ORGANIZATION AND ANY PERSON OR BUSINESS RECEIVING AN ECONOMIC BENEFIT FROM THE GATHERING; AND
8. ANY OTHER FACTS RELEVANT TO WHETHER THE GATHERING IS A BONA FIDE FUNDRAISING ACTIVITY OF THE ORGANIZATION;

(VI) THE COUNTY MAY REQUIRE REASONABLE DOCUMENTATION DEMONSTRATING COMPLIANCE WITH THIS PARAGRAPH AS A CONDITION OF CLAIMING THE EXEMPTION, INCLUDING:

1. DOCUMENTATION IDENTIFYING THE ORGANIZATION;
2. THE PURPOSE OF THE GATHERING;
3. THE PERSON RESPONSIBLE FOR THE GATHERING;
4. GROSS RECEIPTS;
5. MATERIAL EXPENSES;
6. PAYMENTS TO ORGANIZERS OR RELATED PARTIES; AND

7. THE DISPOSITION OF NET PROCEEDS;
(VII) THE LIMITATIONS ESTABLISHED BY THIS
PARAGRAPH SHALL APPLY TO THE GATHERING AND THE RESIDENTIAL
PROPERTY REGARDLESS OF WHETHER THE GATHERING IS CONDUCTED BY
THE SAME OR DIFFERENT QUALIFYING ORGANIZATIONS; OR”.

Councilman Marks seconded the motion and these amendments failed by the following roll call vote:

Aye - Patoka, Marks, Ertel
Nay – Young, Mangione, Jones, Crandell

Thereafter, upon motion by Councilman Ertel, seconded by Councilman Jones, Bill 84-26, passed by the following roll call vote:

Aye - Young, Patoka, Mangione, Jones, Marks, Ertel, Crandell
Nay – None

Bill 85-26, Advisory Committee on Animal Services, was called. There being no discussion, upon motion by Councilman Marks, seconded by Councilman Jones, this Bill passed by the following roll call vote:

Aye - Young, Patoka, Mangione, Jones, Marks, Ertel, Crandell
Nay – None

Bill 86-26, CEB – GOCCP-Body Armor, was called. There being no discussion, upon motion by Councilman Marks, seconded by Councilman Mangione, this Bill passed by the following roll call vote:

Aye - Young, Patoka, Mangione, Jones, Marks, Ertel, Crandell
Nay – None

Bill 87-26, Zoning Regulations – Uses Permitted in the Business, Major (B.M.) Zone – Schools, was called. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Mangione, this Bill passed by the following roll call vote:

Aye - Young, Patoka, Mangione, Jones, Marks, Ertel, Crandell
Nay – None

Bill 88-26, Notice of Limited Exemption or Waiver – Warehouses, was called. Councilman Marks commented then moved to amend this Bill with the following amendments:

1. On page 3, in line 19, strike “50,000” and substitute “100,000”.
2. On page 5, in line 7, insert “SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall not apply to any request for limited exemption or waiver related to a plan of development or construction project in which the total square footage of existing or proposed warehouse space is increased by less than 25%.”; in line 8, strike “3.” and substitute “4.”.

Councilman Ertel seconded the motion and these amendments passed by the following roll call vote:

Aye - Young, Patoka, Mangione, Jones, Marks, Ertel, Crandell
Nay – None

Thereafter, upon motion by Councilman Marks, seconded by Councilman Mangione, Bill 88-26, as amended, passed by the following roll call vote:

Aye - Young, Patoka, Mangione, Jones, Marks, Ertel, Crandell
Nay – None

F. APPROVAL OF FISCAL MATTERS

The Chairman stated that the Council would now consider Fiscal Matters. Extensive testimony was taken at the Council’s work session on September 29, 2026. The witnesses who testified at the work session were available to restate their testimony if needed. If a Councilmember had any questions regarding a particular Fiscal Matter, that item would be discussed as a separate matter. Chairman Ertel then called upon the Secretary to read the cover letter for Fiscal Matters 1 through 5, 7 and 8. Fiscal Matter 6 was withdrawn prior to the meeting.

1. Contract – Mobile Communications America, Inc. – Telecommunication services

A contract with Mobile Communications America, Inc., to provide telecommunications services, including installation, maintenance and repair.

2. Contracts – (2) – Taxi transport services

Two contracts with Jimmy's II LLC and Independent Taxi Associations, Inc., to provide taxi transport services for eligible County clients to health and other social services appointments.

3. Purchase Order – Stryker Corporation – Annual Procure services

A purchase order with Stryker Corporation, to provide annual Procure services for LifePak monitors.

4. Purchase Order – Insight Training, LLC – Thermal imaging training services

A purchase order with Insight Training, LL, to provide thermal imaging training services.

5. Contracts – (4) – Rural reforestation services

Four contracts to provide rural reforestations services.

6. Contracts – (2) – Environmental engineering services

This Fiscal Matter was withdrawn prior to the meeting.

7. Contract – Pure Technologies – Non-destructive pipe analysis/leak surveying services

A contract with Pure Technologies, to provide non-destructive pipe analysis and leak surveying services.

8. Contracts (3) – Land surveying services

Three contracts to provide land surveying services.

There being no discussion, upon motion by Councilman Jones, seconded by Councilman Ertel, Fiscal Matters 1 through 5, 7 and 8 were unanimously approved.

G. MISCELLANEOUS BUSINESS

3. Res. 32-26 – Approval – Extension of Sanitary Sewer System – Parkville area

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to approve the extension of the sanitary sewer system of Baltimore County in the Parkville area, Eleventh Election District and Fifth Council District of Baltimore County. There being no discussion, upon motion by Councilman Marks, seconded by Councilman Ertel, this Resolution was unanimously approved.

4. Res. 33-26 – Authorize payment in lieu of property taxes (PILOT) – Ridgedale 9, LLC

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council to authorize the County Executive or other authorized administrative official to enter into a written agreement on behalf of the County with Ridgedale 9 LLC (the “Future Owner”) for the payment of stipulated amounts in lieu of regular real property taxes in order to facilitate the development of a rental housing project to benefit eligible persons in Baltimore County. There being no discussion, upon motion by Councilman Ertel, seconded by Councilman Jones, this Resolution was unanimously approved.

5. Res. 34-26 – Request for dedication of Campbell Boulevard honoring Robert Joseph Romadka, Sr.

At the direction of the Chairman, the Secretary read this Resolution of the Baltimore County Council requesting that the Administration dedicate Campbell Boulevard in honor of Robert Joseph Romadka, Sr. upon the completion of the extension to Philadelphia Road. Councilman Marks commented. There being no further discussion, upon motion by Councilman Marks, seconded by Councilman Ertel, this Resolution was unanimously approved.

6. Res. 35-26 – Accept donation of services, goods and materials – Honeygo Regional Veterans Memorial, Inc.

This Resolution was for introduction only.

7. Res. 36-26 – Authorization of exchange of parcel – Board of Education – Deer Park Elementary School

This Resolution was for introduction only.

8. Res. 37-26 – Authorize payment in lieu of property taxes (PILOT) – Baltimore Football Company, LLC

This Resolution was for introduction only.

9. **Res. 38-26 – Annual compensation – County Administrative Officer**

This Resolution was for introduction only.

10. **Res. 39-26 – Establish the Wilkens Avenue Commercial Revitalization District**This
Resolution was for introduction only.

11. **Res. 40-26 – Encouraging the USCG – Vertical Clearance of AMTRAK Bridge**
This Resolution was for introduction only.

There being no further business to come before the Council at this time, upon motion by Councilman Marks, seconded by Councilman Jones, the meeting adjourned at 7:05 P.M.


Thomas H. Bostwick
Legislative Counsel/Secretary